



*City
Council
Report*

Item: 7
Category: CONSENT CALENDAR
Meeting Date: July 31, 2023

TITLE: Resolution Approving an Agreement with Pacific Gas and Electric (PG&E) to Provide Equipment and Labor Services, in an Amount Not to Exceed \$97,341.95, for the Relocation of Electrical Service Connections for the Measure O – Library Renovations Project (No. 23-SS); and Authorization for the City Manager to Execute Said Agreement as Specified in Campbell Municipal Code Section 3.20.100 (Resolution/Roll Call Vote)

RECOMMENDED ACTION

That the City Council adopt a resolution: 1) approving an agreement with Pacific Gas and Electric (PG&E) to provide equipment and labor services, in an amount not to exceed \$97,341.95, for the relocation of electrical service connections for the Measure O - Library Renovations Project (No. 23-SS), and 2) authorizing the City Manager to execute said agreement as specified in Campbell Municipal Code Section 3.20.100.

BACKGROUND

The Campbell Library (Library) is a City facility that has been operated by the Santa Clara County Library District (SCCLD) for over 40 years. Located within the City's Civic Center Complex, the building was constructed in the early 1970's and has been operated by the SCCLD through a lease agreement as part of the County's public library system. Under this lease agreement, SCCLD managed the Library's daily operations (including maintenance of the facility's building systems and mechanical components), while the City maintained responsibility for the overall condition of the building's infrastructure. Over time, increasing mechanical failures, inefficient energy resources, and space limitations impacted SCCLD's ability to effectively operate current and future library programs. Moreover, outdated building components and structural deficiencies were occurring more frequently and becoming increasingly more costly.

In November 2018, Campbell voters passed Measure O authorizing the City to issue \$50,000,000 in general obligation (GO) bonds to finance the design and construction of a new Police Operations Building (with a new EOC) and renovations to the Campbell Library. The \$50M in Measure O funds were subsequently allocated to each project's design and construction efforts, resulting in a total allocation of \$20.5M to the Library Renovations Project (No. 23-SS). Since then, the Library Project has also received additional funding from the California State Library Building Forward Grant Program (\$4.7M) and Silicon Valley Clean Energy (SVCE) Demonstration Grant Program (\$500k)

– both of which were based on competitive grant application processes for qualifying improvement projects featuring energy-efficient upgrades supporting their respective program objectives. As such, budget adjustments were made accordingly to reflect the additional funds received following the execution of their grant agreements in December 2022 (State Library) and April 2023 (SVCE Decarbonization). Based on the Library’s initial allocation of \$20.5M in Measure O funding, and additional funding received by these outside programs, the following is a summary of the project’s total available funds (current budget) listed by source:

Available Funds – Library Project (No. 23-SS)

Funding Source	Amount
Measure O (\$20M Initial Allocation + \$500k Shared Site Work Allocation)	\$ 20,500,000
State Library Building Forward Grant Program	\$ 4,718,450
SVCE Decarbonization Demonstration Grant Program	\$ 500,000
Santa Clara County Library District (SCCLD)	\$ 510,000
Total Available Funds (current project budget)	\$ 26,228,450

The additional funds received from these outside programs created capacity within the Library’s existing budget to incorporate energy-efficient features back into the scope of work that were previously omitted due to budgetary constraints. As a result, the project’s final plans, specifications, and engineer’s estimates (PS&E) will transform the Library’s existing 24,000 square foot site into a new state-of-the-art, all-electric facility; complete with upgrades and amenities that not only enhance the building’s aesthetics and functionality, but also advance the City’s long-term energy conservation efforts and commitment to maintain valuable services to the community.

DISCUSSION

During design development, staff became aware that electrical upgrades would be required and that the specialized equipment and labor services could only be performed through PG&E. These services are needed to reconstruct the Library’s electrical system in accordance with the specifications and requirements of the recommended energy-efficient features. As such, the design team contacted PG&E to request additional information regarding their recommendations as well as the availability of services and the associated costs. As the design progressed, PG&E provided information to the design team that would allow for the refinement of the project’s scope of work, consistent with work to be performed by PG&E. This work is proposed to include the relocation of the electrical service with new equipment, while factoring the associated costs into the project’s budget allocations for utility-based expenses. Based on these efforts, the project’s final PS&E includes the electrical relocation work to be performed during construction and its associated costs.

On June 6, 2023, the City Council approved the Library's final PS&E and authorized the solicitation of bids from the project's list of pre-qualified construction contractors. Approximately a week later, PG&E submitted their proposal (contract) for the equipment and labor services related to the electrical relocation work in accordance with the project's final specifications (see Attachment B). Per the terms of this contract, PG&E is proposing to provide the equipment and labor services necessary to complete the relocation of the building's existing electrical system for a total contract amount of \$97,341.95. Based on this total, the following is a summary of the services included and the associated costs:

PG&E Electrical Relocation – Library Project (No. 23-SS)

Service	Amount
Engineering and Administrative Costs	\$ 19,422.37
Facilities (Cable, Transformers, etc.)	\$ 50,169.88
Tie-in / Meters	\$ 7,424.96
Inspection Fees	\$ 1,484.36
<i>Interagency Tax Collection Committee (ITCC) @ 24% Electric</i>	<i>\$ 18,840.38</i>
Total Payment Due	\$ 97,341.95

NEXT STEPS

Staff is recommending City Council's approval of the PG&E contract, for the total amount of \$97,341.95, to provide the equipment and labor services for the relocation of the Library's existing electrical system in accordance with the project's scope of work. Furthermore, staff is also requesting Council's authorization for the City Manager to execute said agreement as specified in Campbell Municipal Code Section 3.20.100. With the contractor bidding process currently underway, staff will provide updates to the PG&E project team and assist with coordination efforts pending Council's award of the project's construction contract at that time.

FISCAL IMPACT

The proposed contract is in the amount of \$97,341.95. Sufficient funding is available to perform this work in the City's approved CIP Budget for 'Civic Center Improvements – Library Renovations (Project No. 23-SS). Subsequent payment will be issued to PG&E in accordance with the contract's terms of service.

ALTERNATIVES

1. Do not approve the contract with PG&E for the electrical relocation services to be provided during construction of the Library Renovations project.
2. Provide alternative direction to staff.

Prepared by:



Carina Shattuck, Administrative Analyst I

Reviewed by:



Todd Capurso, Director of Public Works

Approved by:



Brian Loventhal, City Manager

Attachment:

- a. Resolution
- b. PG&E Cost Summary (Service Agreement Dated June 13, 2023)

RESOLUTION NO. 13025

A RESOLUTION OF THE COUNCIL OF THE CITY OF CAMPBELL APPROVING AN AGREEMENT WITH PACIFIC GAS AND ELECTRIC (PG&E) TO PROVIDE EQUIPMENT AND LABOR SERVICES, IN AN AMOUNT NOT TO EXCEED \$97,341.95, FOR THE RELOCATION OF ELECTRICAL SERVICE CONNECTIONS FOR THE MEASURE O - CAMPBELL LIBRARY RENOVATIONS PROJECT (NO. 23-SS), AND AUTHORIZING THE CITY MANAGER TO EXECUTE SAID AGREEMENT AS SPECIFIED IN CAMPBELL MUNICIPAL CODE SECTION 3.20.100 (RESOLUTION/CONSENT)

WHEREAS, in November 2018, Campbell voters passed Measure O authorizing the City to issue \$50,000,000 in general obligation (GO) bonds to finance the design and construction of a new Police Operations Building (with a new EOC) and renovations to the Campbell Library); and

WHEREAS, since then, the Library Renovations project (No. 23-SS) has received additional funding from the California State Library Building Forward Grant Program (\$4.7M) and Silicon Valley Clean Energy (SVCE) Demonstration Grant Program (\$500k) for the implementation of energy-efficient upgrades in support of their respective program objectives; and

WHEREAS, based on the Library's original allocation of \$20.5M in Measure O funding, and additional funds received by these outside sources, the project's current available budget is \$26,228,450; and

WHEREAS, staff became aware that the proposed upgrades would require specialized equipment and labor services from PG&E to relocate and reconstruct the Library's existing electrical service in accordance with the specifications of these new energy-efficient features; and

WHEREAS, the design team contacted PG&E to request additional information regarding the required services and the associated costs; and

WHEREAS, the information provided by PG&E allowed the design team to refine the project's scope of work to include the electric relocation details and factor the associated costs into the project's budget allocations for utility-based expenditures; and

WHEREAS, following City Council's approval of the project's final PS&E on June 6, 2023, PG&E submitted their proposal (contract) for equipment and labor services to complete the electrical relocation work in accordance with the project's final specifications; and

WHEREAS, per the terms of this agreement, PG&E has proposed to provide the proposed equipment and labor services for a total contract amount of \$97,341.95; and

WHEREAS, sufficient funding is available for the associated costs as reflected in the City's approved CIP budget for 'Civic Center Improvements – Library Renovations (Project No. 23-SS)'; and

WHEREAS, staff is recommending City Council's approval of the PG&E contract, in the total amount of \$97,341.95, for equipment and labor services to complete the electrical relocations during construction of the Library Renovations project (No. 23-SS) and authorize the City Manager to execute said agreement as specified in Campbell Municipal Code Section 3.20.100.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Campbell hereby approves the service contract with PG&E, in a payment amount not to exceed \$97,341.95, for equipment and labor services to complete the electrical relocations for the Library Renovations project (No. 23-SS) and authorize the City Manager to subsequently execute said agreement as specified in Campbell Municipal Code Section 3.20.100.

PASSED AND ADOPTED this 31st day of July, 2023, by the following roll call vote:

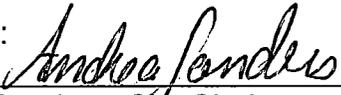
AYES: Councilmembers: Lopez, Scozzola, Furtado, Landry, Bybee
NOES: Councilmembers: None
ABSENT: Councilmembers: None

APPROVED:



Anne Bybee, Mayor

ATTEST:



Andrea Sanders, City Clerk